

## Planning Committee

A meeting of Planning Committee was held on Wednesday, 2nd June, 2010.

**Present:** Cllr Roy Rix (Chair), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr Robert Gibson, Cllr Jean Kirby, Cllr Paul Kirton, Cllr Bill Noble, Cllr Fred Salt

**Officers:** K Campbell, B Jackson, Mrs J Roberts, Mrs M Whaler (DNS); Miss J Butcher, Mrs T Harrison (LD)

**Also in attendance:** Agents and Members of the public

**Apologies:** Cllr Miss Tina Large, Cllr Ross Patterson, Cllr Mrs Maureen Rigg, Cllr Steve Walmsley

### **P**      **Declarations of Interest**

**19/10**

There were no declarations of interest.

### **P**      **The minutes of the meetings held on 24th February 2010 and 17th March** **20/10**      **2010 to be signed by the Chairman as a correct record**

The minutes of the meeting held on 24th February 2010 and 17th March 2010 were signed by the Chair as a correct record.

### **P**      **10/0410/EIS**

**21/10**

#### **PX (TGPP) Limited Gas Processing Plant, Seaton Carew Road, Port Clarence**

**Construction of a 4.5km 20 inch natural gas pipeline and a 4.5km 3 inch monoethylene glycol pipeline from Coatham Sands to Teesside Gas Processing Plant. Modifications to existing plant to include slug catcher, condensate stabilisation and flash gas compression unit, offshore glycol recovery and regeneration unit, gas dewpointing unit and a 60m high vent stack**

Members considered an application which sought full planning permission for the construction of a natural gas pipeline and a glycol pipeline running from Coatham Sands in Redcar, under the River Tees to Teesside Gas Processing Plant. A similar application had been submitted to Redcar and Cleveland Borough Council who were in the process of dealing with the application with a recommendation for approval.

The application included modifications to the existing Teesside Gas processing Plant to include a slug catcher, condensate stabilisation and flash gas compression unit, offshore glycol recovery and regeneration unit, gas dew pointing unit and a 60m high vent stack.

The development would provide a national supply of secure natural gas and would result in a significant investment in the study area, and the development would result in the creation of approximately 200 construction jobs; the securing of 45 jobs at the gas processing plant and the creation of 15 operational jobs. The applicant had entered into a section 106 agreement to secure the use of local labour and services.

In view of the scale of the proposal and the location of the development, the application was subject to formal Environmental Impact Assessment, which had not revealed any significant drawbacks to the development that could not be resolved by appropriate mitigation, and there had been no objections to the proposal from any of the statutory consultees.

A Statement of Community Involvement accompanied the application.

The main material planning considerations of the application related to the impact of the proposed development in terms of land and water quality, flood risk, ecology and nature conservation, air quality, traffic impact and highway safety and any residual matters that could make the development unacceptable and whether it satisfied the requirements of National and Regional Guidance and Local Policies.

These matters had been considered in detail and the development as proposed was acceptable subject to conditions.

An update report was provided giving clarification over the recommended periods for construction and when construction should not take place and the fact that the development involved land within two local planning authority areas.

Members were advised that Conoco Phillips had withdrawn their objection.

Clarification was given for the need of the 60 meter vent stack.

Following Members queries it was advised that the percentage of locally employed people had been agreed in the Spatial Planning Document. The agent advised that 95% of the employees were from the Teesside area.

RESOLVED that the application be APPROVED subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below and the following conditions:

#### Heads of Terms

##### Employment and Training

10% of jobs on the development and 20% of the operational jobs to be made available to residents of Stockton and the Tees Valley and 10% of total net value of the services and materials used in the development to be provided by businesses within Stockton and the Tees Valley.

##### Approved Plans

01. The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.

Plan Reference Number    Date on Plan  
SBC0001    25 February 2010

795570/P/553 B 25 February 2010  
795570/P/551 B 25 February 2010  
795570/P501 4 OF 6 25 February 2010  
795570/P501 5 OF 6 25 February 2010  
795570/P501 6 OF 6 25 February 2010  
7126-0330-019-01-0001-003 Rev O 25 February 2010  
7126-0330-019-01-0001-004 Rev O 25 February 2010

## Environmental Impact Statement

02. In addition to the requirements of condition 1, the development hereby approved shall be carried out in accordance with the submitted details including the Environmental Statement or as otherwise may be subsequently agreed in writing with the Local Planning Authority

## Travel Plan

03. Prior to occupation of development, the agreed travel plan (as set out in document 99/2010, Revision B, dated 27 April 2010 prepared by EAS Transport Planning Limited) shall be implemented and monitored in accordance with the details set out in the agreed plan. Where the targets specified within the Travel Plan are not achieved, the Travel Plan Co-ordinator will be notified in writing by the Local Planning Authority and the Travel Plan shall then be reviewed, updated and submitted to the Local Planning Authority for approval within one month of receipt of the Local Planning Authority's notification. The updated Travel Plan shall be implemented within one month of the date of the Local Planning Authority's approval.

## Transport Management Plan

04. Prior to commencement of works, the agreed traffic management plan (as set out in document 99/2010, dated 27 April 2010 prepared by EAS Transport Planning Limited) shall be implemented to the reasonable satisfaction of the local planning authority

## Final Site Layout for the Temporary Construction Period

05. Prior to development commencing a scheme of full details of the final site layout for the construction period shall be agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full, and retained thereafter unless with the prior approval of the Local Planning Authority to any variation.

## Disturbance to Birds

06. Construction works adjacent to Seal Sands should not take place between August to January (inclusive) unless otherwise agreed in writing by the local planning authority.

## Control of Dust

07. The operator shall design and implement an agreed dust management plan for the works to control dust problems from earth moving operations and materials handling, details of which shall be submitted to and agreed in writing by the local planning authority.

#### Flood Risk Assessment

08. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) report no. 126-001.002 produced by Archon.

#### Surface water Drainage Scheme

09. Development shall not begin until a surface water drainage scheme for the site, detailing how there will be no increase in surface water runoff as a result of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

#### Flood Response Plan

10. Development shall not begin until an acceptable flood response plan has been submitted and agreed in writing by the local planning authority. The plan shall be in place and subsequently be implemented in accordance with the approved details prior to work commencing onsite.

#### Land Contamination

11. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment, which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

#### Unexpected Land Contamination

12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

**P  
22/10 Updated Sustainability Appraisal/Strategic Environmental Assessment  
Scoping Report**

Members were advised that the Local Development Framework (LDF) Sustainability Appraisal and Strategic Environmental Assessment Scoping Report recorded the process of deciding on the scope and level of detail for the Sustainability Appraisal of the emerging documents within the Local Development Framework. The report would be used as a tool to appraise the emerging proposals and policies of the Local Development Framework using the ten Sustainability Appraisal objectives that reflected the key sustainability issues within the Borough.

Members were provided with the report which outlined recent changes made to update the initial Scoping Report, which was produced in 2005. It also provided a summary of responses from consultation on the updated Scoping Report.

RESOLVED that:

1. The report be noted.
2. The content of the Updated Sustainability Appraisal and Strategic Environmental Assessment Scoping Report be agreed.

**P  
23/10 1. Appeal - Aldi Stores - 9 Healaugh Park Yarm - 09/1435/ADV - DISMISSED  
2. Appeal - Mr David Daniel Lake - Almega Letch Lane Carlton -  
09/2803/FUL - DISMISSED  
3. Appeal - Mr Malcolm Buttery - Fairfield and District Association Hall  
Bishopton Road West Stockton - 09/2990/REV - ALLOWED WITH  
CONDITIONS - COSTS DECISION - REFUSED**

Members discussed Appeal Ref: APP/H0738/A/10/2121375 land adjacent to 1 Manor Place, Fairfield, Stockton-on-Tees TS19 7HF.

Members noted that the inspector's comments were well put. The inspector underlined how Stockton-on-Tees Planning Committee were trying to act.

RESOLVED that the appeal decisions be noted.